



2025-2026 General Assembly

HOUSE BILL 162: Parking Lot Reform/Stormwater Control, Sec. 1: Prohibiting Certain Zoning and Development Limitations Related to Off-Street Parking

Analysis of: S.L. 2026-39, Sec. 1

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Sec. 1 of S.L. 2026-39 (House Bill 162) prohibits local governments from requiring an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of the use or occupancy. This limitation would not, however, apply to local governments located in the coastal area,¹ except with respect to:

- Properties located within the boundaries of a National Register Historic District or a local historic district.
- Properties that are either (i) individually listed in the National Register of Historic Places or (ii) individually designated as a local historic landmark.
- Individual properties on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.
- Properties located within a district on the Study List for the National Register of Historic Places as maintained by the North Carolina State Historic Preservation Office or a national or State historic landmark.

This section becomes effective January 1, 2027.

¹ G.S. 113A-103 defines "coastal area" as "the counties that (in whole or in part) are adjacent to, adjoining, intersected by or bounded by the Atlantic Ocean (extending offshore to the limits of State jurisdiction, as may be identified by rule of the Commission for purposes of this Article... Beaufort, Bertie, Brunswick, Camden, Carteret, Chowan, Craven, Currituck, Dare, Gates, Hertford, Hyde, New Hanover, Onslow, Pamlico, Pasquotank, Pender, Perquimans, Tyrrell, and Washington."

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